



4103 SW 2ND ST - BENTONVILLE, AR 72712

OFFERING SUMMARY

Lease Rate:	\$19.50 SF/yr
Lease Type:	NNN
Available SF:	1,650-3,300 SF
Year Built:	2024
Zoning:	C-1

PROPERTY HIGHLIGHTS

- Cold Shell
- 11,000 CPD
- Min Term: 3 yrs
- Yr Built: 2024

PROPERTY OVERVIEW

These newly constructed 1,650-square-foot retail/office suites offer a high-visibility location along SW 2nd Street near the intersection of Hwy 72 and Tater Black Road. Positioned in a rapidly growing area of Bentonville, this property provides strong exposure and convenient access to major routes, including Hwy 102 and Downtown Bentonville (less than 3 miles away). Key surrounding amenities include Elm Tree Elementary, Ardis Ann Middle School, the Versailles Subdivision, and Merchants Park, creating a well-balanced mix of residential, educational, and commercial activity in the immediate area. This space is ideal for long-term retail, office, or service-based tenants seeking a central, high-traffic Bentonville location.

JASON KEELING
(479)530-5066
jason@arkrealestate.com





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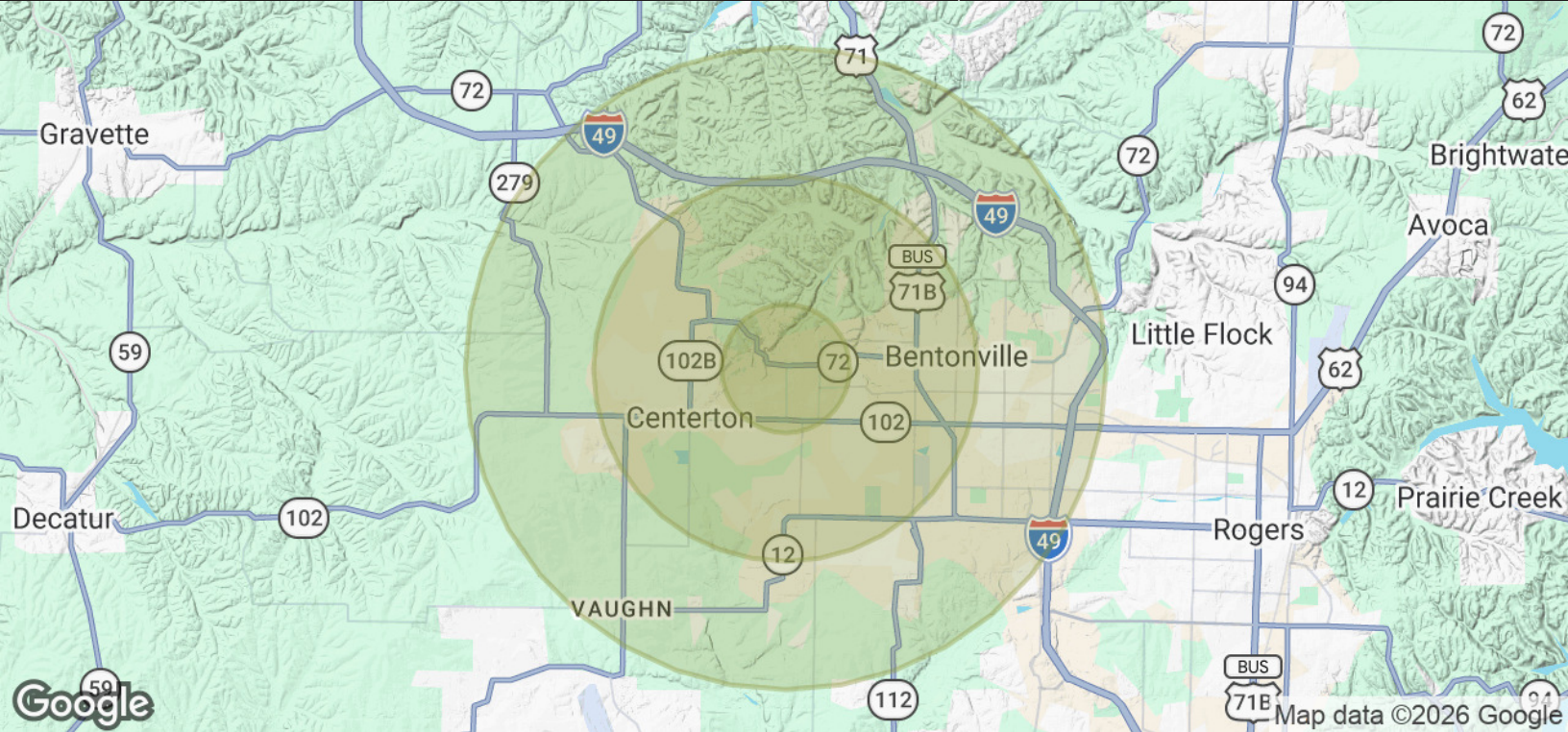


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,581	45,372	81,063
Average Age	33.5	32.5	33.8
Average Age (Male)	33.7	32.1	33.0
Average Age (Female)	34.0	33.0	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,958	16,375	30,519
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$138,269	\$145,251	\$143,196
Average House Value	\$374,648	\$399,062	\$411,943

2023 American Community Survey (ACS)

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